

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Brockton

State: MA

PJ's Total HOME Allocation Received: \$13,578,123

PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|---------------|---------------|------------------------------|-------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: | 19 | | | |
| % of Funds Committed | 97.71 % | 94.99 % | 5 | 93.41 % | 85 | | 88 |
| % of Funds Disbursed | 95.68 % | 88.48 % | 2 | 84.68 % | 96 | | 97 |
| Leveraging Ratio for Rental Activities | 4.34 | 7.52 | 1 | 4.72 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 92.86 % | 1 | 80.76 % | 100 | | 100 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 93.32 % | 72.26 % | 1 | 68.18 % | 89 | | 92 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 92.24 % | 81.71 % | 3 | 80.32 % | 69 | | 76 |
| % of 0-30% AMI Renters to All Renters*** | 65.52 % | 50.15 % | 5 | 45.16 % | 78 | | 82 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 97.12 % | 1 | 95.04 % | 100 | | 100 |
| Overall Ranking: | | | In State: | 1 / 19 | Nationally: | 98 | 99 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$60,368 | \$26,647 | | \$26,037 | 116 | Units | 15.70 % |
| Homebuyer Unit | \$8,058 | \$16,054 | | \$14,755 | 411 | Units | 55.80 % |
| Homeowner-Rehab Unit | \$7,796 | \$14,900 | | \$20,487 | 210 | Units | 28.50 % |
| TBRA Unit | \$0 | \$3,709 | | \$3,225 | 0 | Units | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Brockton MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ: | \$108,683 | \$12,031 | \$7,698 |
| State:* | \$143,827 | \$100,449 | \$22,840 |
| National:** | \$92,323 | \$73,745 | \$23,292 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|--|--|--|--|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 36.2 | 57.2 | 74.8 | 0.0 | Single/Non-Elderly: | 5.2 | 16.5 | 11.0 | 0.0 |
| Black/African American: | 40.5 | 34.8 | 21.9 | 0.0 | Elderly: | 5.2 | 0.2 | 27.6 | 0.0 |
| Asian: | 1.7 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 79.3 | 29.4 | 28.6 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.5 | 0.0 | 0.0 | Related/Two Parent: | 9.5 | 41.1 | 27.1 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 0.9 | 12.7 | 5.7 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 1.2 | 1.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 21.6 | 6.3 | 2.4 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 4.3 | 15.8 | 25.2 | 0.0 | Section 8: | 56.0 | 4.1 [#] | | |
| 2 Persons: | 40.5 | 13.4 | 29.5 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 25.0 | 22.4 | 16.2 | 0.0 | Other: | 22.4 | | | |
| 4 Persons: | 22.4 | 27.7 | 17.6 | 0.0 | No Assistance: | 21.6 | | | |
| 5 Persons: | 6.0 | 13.9 | 5.7 | 0.0 | | | | | |
| 6 Persons: | 1.7 | 5.1 | 4.3 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 1.2 | 1.4 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.5 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | 16 | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Brockton State: MA Group Rank: 98
(Percentile)
State Rank: 1 / 19 PJs Overall Rank: 99
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.37% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 49.28% | 93.32 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 92.24 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.81% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.070 | 1.35 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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